

Reference

**Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**

1 **Lead Warning Statement**

2 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to  
3 1978 is notified that such property may present exposure to lead from lead-based paint that may place  
4 young children at risk of developing lead poisoning. Lead poisoning in young children may produce  
5 permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral  
6 problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The  
7 seller of any interest in residential real property is required to provide the buyer with any information on lead-  
8 based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of  
9 any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint  
10 hazards is recommended prior to purchase.

11 **Seller's Disclosure**

12 (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

13 (i)  Known lead-based paint and/or lead-based paint hazards are present in the housing.  
14 (explain)  
15

16 (ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the  
17 housing.

18 (b) Records and reports available to the seller (check (i) or (ii) below):

19 (i)  Seller has provided the purchaser with all available records and reports pertaining to lead-  
20 based paint and/or lead-based paint hazards in the housing (list documents below).  
21

22 (ii)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint  
23 hazards in the housing.

24 **Purchaser's Acknowledgment (initial)**

25 (c)  Purchaser has received copies of all information listed above.


26 (d)  Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

27 (e) Purchaser has (check (i) or (ii) below):

28 (i)  received a 10-day opportunity (or mutually agreed upon period) to conduct a risk  
29 assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or



30 (ii)  waived the opportunity to conduct a risk assessment or inspection for the presence of  
31 lead-based paint and/or lead-based paint hazards.

32 **Agent's or Transaction Broker's Acknowledgment (initial)**

33 (f)  Agent or Transaction Broker has informed the seller of the seller's obligations under 42 U.S.C.  
34 4852d and is aware of his/her responsibility to ensure compliance.

35 **Certification of Accuracy**

36 The following parties have reviewed the information above and certify, to the best of their knowledge, that  
37 the information they have provided is true and accurate.

38 39		<small>dotloop verified 07/08/24 8:08 PM CDT EG07-11AS-IRER-CRSU</small>		
	<b>Seller</b>	<b>Date</b>	<b>Purchaser</b>	<b>Date</b>
40 41				
	<b>Seller</b>	<b>Date</b>	<b>Purchaser</b>	<b>Date</b>
42 43		<small>dotloop verified 07/09/24 10:28 PM CDT LAFM-FRWF-USB3-ORCB</small>		
	<b>Agent or Transaction Broker</b>	<b>Date</b>	<b>Agent or Transaction Broker</b>	<b>Date</b>

44 **Property Address:** 3420 S. 2750 Rd Schell City, MO 64783

45 **Listing No.:** \_\_\_\_\_



# Water Well/Sewage System Disclosure Rider

This document has legal consequences. If you do not understand it, consult your attorney. It should be attached to and made part of DSC-8000 ("Seller's Disclosure Statement for Residential Property").

This Disclosure Rider is made by the undersigned Seller concerning the following property (the "Property"):

3420 S. 2750 Rd Street Address Schell City City MO 64783 Zip Code Vernon County

Note: Seller may not frequently use the Water Well/Sewage System. If underutilized, it may falsely appear to be problem free. Even if heavily utilized, problems may surface that were previously not known or detectable.

Does the Property include or is it served by a Water Well?:  Yes  No (If "Yes", complete all of the following)

- (1) Specify type and depth
(2) Age of well Installed/Drilled by
(3) Has the well been tested?
(4) Is any part of the well located on a neighbor's property or community lot?
(5) Is the well shared with any other property(ies)?
(6) Have you been notified or cited by any authority for any problem related to the water well system?
(7) Is there a current maintenance service agreement covering the water well system?
(8) Are you aware of any plan to bring public water (e.g., City/Water District) to the Property?
(9) Are you aware of any problem or repair needed for any part of the water well system?

Does the Property include or is it served by a "Sewage System"? (meaning a private, shared or community sewer, septic, lateral, lagoon, cistern or other similar system):  Yes  No (If "Yes", complete all of the following)

- (1) Check all that apply:  septic  lateral  lagoon  cistern  lift station  Other
(2) Do you have a diagram of the Sewage System?
(3) If a lagoon, is there a fence?
(4) If a septic tank:
Is it readily accessible from the surface?
Are clean-outs present?
Of what is the tank constructed?
Does it discharge into a lateral or lagoon?
Size & Age of tank (if known) is
(5) Does any other property owner(s) share the Sewage System?
(6) Is any part of the Sewage System located on a neighbor's property or community lot?
(7) Is there a well within 50 feet of the Sewage System?
(8) Does the Sewage System have an aerator?
(9) Does any plumbing (e.g., sink, tub or shower) disperse outside of the Sewage System?
(10) Is there any untreated seepage or discharge (effluence) from the Sewage System?
(11) Does any effluence from a neighbor's system disperse onto your Property?
(12) Have you noticed any unusual odors from the Sewage System?
(13) Have you experienced slow drainage or drain backups?
(14) Is there a current maintenance service agreement covering the Sewage System?
(15) Does any government authority require a maintenance service agreement for the Sewage System?
(16) Have you been notified or cited by any authority for any problem related to the Sewage System?
(17) Have you expanded, updated or modified the Sewage System?
(18) Have you added any bedrooms at the Property since the Sewage System was installed?
(19) Have you cleaned, pumped or serviced the Sewage System during your ownership of the Property?
Are you aware of any problem or repair needed for any part of the Sewage System?
Please explain any "Yes" answer above. Include all available permits, test reports and repair history (attach additional pages if needed):

Buyer's Initials Seller's Initials

Approved by legal counsel for use exclusively by current members of Missouri REALTORS, Columbia, Missouri. No warranty is made or implied as to the legal validity or adequacy of this Rider, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this Rider be made.



A Seller who has knowledge of an adverse material fact (e.g., a fact related to the Property, not reasonably ascertainable or known to a Buyer, which negatively affects its value), may have a duty to disclose such knowledge. Adverse material facts may include (but are not necessarily limited to) matters such as environmental hazards, physical condition, and material defects in a Property or title thereto. SELLER IS STRONGLY ENCOURAGED TO FULLY COMPLETE THIS DISCLOSURE STATEMENT. FAILURE TO DO SO MAY RESULT IN LIABILITY. This form may not cover all aspects of the Property. If you know of any other adverse material fact(s), you should disclose them (attach additional pages if needed).

Seller elects to make no additional disclosures (check only if applicable). If checked, the remaining pages are intentionally left blank. Seller, please provide explanation (if any) and proceed to sign signature page:

**1. HEATING, VENTILATION AND COOLING ("HVAC")**

- (a) Air Conditioning System:  Central electric  Central gas  Window/Wall (# of units: \_\_\_\_\_)  Solar  Other: \_\_\_\_\_ Approx. age: \_\_\_\_\_
- (b) Heating System:  Electric  Natural Gas  Propane  Fuel Oil  Solar  Other: \_\_\_\_\_
- (c) Type of heating equipment:  Forced air  Heat pump  Hot water radiators  Steam radiators  Radiant  Baseboard  Geothermal  Solar  Other: \_\_\_\_\_ Approx. age: \_\_\_\_\_
- (d) Area(s) of house not served by central heating/cooling: i bedroom
- (e) Fireplace:  Wood burning  Gas  Other: \_\_\_\_\_
- (f) Safety Alerts:  Fire/ Smoke Alarms  CO Detectors  Other: \_\_\_\_\_
- (g) Additional:  Humidifier (if attached)  Attic fan  Ceiling fan(s) # 2  
 Other: \_\_\_\_\_
- (h) Insulation:  Known  Unknown (Describe type if known, include R-Factor): \_\_\_\_\_
- (i) Is any HVAC equipment (e.g., fuel tanks, solar panels) leased or financed (e.g., PACE loans)?  Yes  No
- (j) **Are you aware of any problem or repair needed or made for any item above?**..... Yes  No  
Please explain any "Yes" answer in this section. Include any available repair history, as well as a description of any lease or financing terms and provide contract documentation if not owned free and clear (attach additional pages if needed):

**2. ELECTRICAL SYSTEMS**

- (a) Electrical System:  110V  220V AMPS: \_\_\_\_\_
- (b) Type of service panel:  Fuses  Circuit Breakers
- (c) Type of wiring:  Copper  Aluminum  Knob and Tube  Unknown
- (d) Is there a Surveillance System?..... Yes  No If "Yes", what type?  Audio  Video  Security Alarm
- (e) Is there a Garage Door Opener System?..... Yes  No If "Yes", # of remotes? \_\_\_\_\_
- (f) Is there a Central Vacuum System?..... Yes  No
- (g) TV/Cable/Phone Wiring:  Satellite  Cable  TV Antenna (if attached)  Phone  N/A
- (h) Type of Internet Available:  Fiber Optic  Cable  DSL  Satellite  Dial-up  Unknown  Other: wireless000000
- (i) Is there an electronic Pet Fence?..... Yes  No If "Yes", # of collars? \_\_\_\_\_
- (j) Are you aware of any inoperable light fixtures?  Yes  No
- (k) **Are you aware of any problem or repair needed or made for any item above?**..... Yes  No  
Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

**3. PLUMBING & APPLIANCES**

- (a) Plumbing System:  Copper  Galvanized  PVC  Other: \_\_\_\_\_
- (b) Water Heater:  Gas  Electric  Other: \_\_\_\_\_ Approx. Age: 7months
- (c) Appliances (check if present):  Dishwasher  Garbage Disposal  Trash Compactor  Microwave(s) (built-in)  Oven/Range  Gas BBQ Grill (built-in)  Other: \_\_\_\_\_
- (d) Jetted Bath Tub(s):..... Yes  No;
- (e) Sauna/Steam Room: ..... Yes  No
- (f) Swimming pool/Hot Tub:  Yes  No If "Yes", please attach DSC-8000D ("Pool/Hot Tub Disclosure Rider")
- (g) Lawn Sprinkler System:  Yes  No If "Yes", date of last backflow device certificate (if required): \_\_\_\_\_
- (h) **Are you aware of any problem or repair needed or made for any item above?**..... Yes  No  
Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

**4. WATER SOURCE/TREATMENT**

- (a) Water Systems/Source:  Public (e.g., City/Water District)  Well (e.g., private, shared or community)  
If "Well" is marked, attach DSC-8000A ("Water Well/Sewage System Disclosure Rider")
  - (b) Do you have a softener, filter or other purification system?  Yes  No If "Yes":  Owned or  Leased
  - (c) Are you aware of any problem relating to the quality or source of water?..... Yes  No
  - (d) **Are you aware of any problem or repair needed or made for any item above?**..... Yes  No
- Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

**5. SEWAGE**

- (a) Type of sewage system to which the Property is connected?  Public (e.g., City/Sewer District)  Septic or Lagoon (e.g., private, shared or community)  Other: \_\_\_\_\_  
If there is a non-public sewage system, attach DSC-8000A ("Water Well/Sewage System Disclosure Rider")
  - (b) Is there a sewage lift system?..... Yes  No
  - (c) **Are you aware of any problem or repair needed or made for any item above?**..... Yes  No
- Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

**6. ROOF, GUTTERS, DOWNSPOUTS**

- (a) Approximate age of the roof? idk \_\_\_\_\_ years. Documented?..... Yes  No
  - (b) Has the roof ever leaked during your ownership?..... Yes  No
  - (c) Has the roof or any portion of it been repaired, recovered or replaced during your ownership?..... Yes  No
  - (d) **Are you aware of any problem or repair needed or made for any item above?**..... Yes  No
- Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

**7. EXTERIOR FINISH**

- (a) Is an Exterior Insulation and Finish System ("EIFS") present on the Property?.....  Unknown..  Yes  No  
If "Yes", identify date installed, brand name and installer: \_\_\_\_\_
  - (b) Are you aware of any claims made against the manufacturer for defects in any siding/exterior finish?.....  Yes  No  
If "Yes", was any money received for the claim?.....  Yes  No
  - (c) **Are you aware of any problem or repair needed or made for any item above?**.....  Yes  No
- Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

**8. ADDITIONS & ALTERATIONS**

- (a) Have you hired a contractor for any work in the past 180 days?  Yes  No If "Yes", did you receive a lien waiver from the contractor completing the work?..... Yes  No If "Yes," please attach a copy.
  - (b) Are you aware of any room addition, structural modification, alteration or repair?..... Yes  No
  - (c) Are you aware if any of the above were made without necessary permit(s)?..... Yes  No
  - (d) **Are you aware of any problem or repair needed or made for any item above?**..... Yes  No
- Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

**9. SOIL, STRUCTURAL AND DRAINAGE**

- (a) Are you aware of any problem with the footings, foundation, sub-floor, interior or exterior walls, roof structure, decks/porches or any other load bearing or structural component?..... Yes  No
  - (b) Are you aware of any repair or replacement made to any item listed in (a) above?..... Yes  No
  - (c) Are you aware of any fill, expansive soil or sinkhole on the Property?..... Yes  No
  - (d) Are you aware of any soil, earth movement, flood, drainage or grading problem?..... Yes  No
  - (e) Do you have a sump pump or other drainage system?..... Yes  No
  - (f) Are you aware of any dampness, water leakage or accumulation in the basement or crawl space?..... Yes  No
  - (g) Are you aware of any repair or other attempt to control any water or dampness condition?..... Yes  No
  - (h) Are you aware of any past, present or proposed mining or excavation activity that affects the Property?.... Yes  No
  - (i) Is any portion of the Property located within a flood hazard area?.....  Unknown..  Yes  No
  - (j) Do you pay for any flood insurance?.....  Yes  No If "Yes", what is the premium?
  - (k) Do you have a Letter of Map Amendment ("LOMA")?..... Yes  No If "Yes", please provide a copy.
- Please explain any "Yes" answer in this section. Include any available repair history (attach additional pages if needed):

**10. TERMITES/WOOD DESTROYING INSECTS OR PESTS**

- (a) Are you aware of any termites/wood destroying insects or pests affecting the Property?.....  Yes  No
  - (b) Are you aware of any uncorrected damage to the Property caused by any of the above?.....  Yes  No
  - (c) Is the Property under a service contract by a pest control company?.....  Yes  No
  - (d) Is the Property under a warranty by a pest control company?.....  Yes  No  
If "Yes," is it transferable?.....  Yes  No
  - (e) Are you aware of any termite/pest control report for or treatment of the Property?.....  Yes  No
- Please explain any "Yes" answer in this section. Include any available repair history, date(s) performed, type of tests or treatment and results, and name of person/company who did the testing or treatment (attach additional pages if needed):

**11. HAZARDOUS SUBSTANCES/OTHER ENVIRONMENTAL CONCERNS**

**(a) Asbestos Containing Materials ("ACM")**

- (1) Are you aware of the presence of any ACM (e.g., shingles, siding, insulation, ceiling, floors, pipes)?...  Yes  No
- (2) Are you aware of any ACM that has been encapsulated or removed?.....  Yes  No
- (3) Are you aware if the Property has been tested for the presence of asbestos?.....  Yes  No

**(b) Mold**

- (1) Are you aware of the presence of any mold on the Property?.....  Yes  No
- (2) Are you aware if any mold on the Property has been covered or removed?.....  Yes  No
- (3) Are you aware if the Property has been tested for the presence of mold?.....  Yes  No
- (4) Are you aware if the Property has been treated for the presence of mold?.....  Yes  No

**(c) Radon**

- (1) Are you aware of the presence of any radon gas at the Property?.....  Yes  No
- (2) Are you aware if the Property has been tested for the presence of radon gas?.....  Yes  No
- (3) Are you aware if the Property has been mitigated for radon gas?.....  Yes  No

**(d) Lead**

- (1) Are you aware of the presence of any lead hazards (e.g., water supply lines) on the Property?.....  Yes  No
- (2) Are you aware of the presence of any lead in the soils?.....  Yes  No
- (3) Are you aware if lead has ever been covered or removed?.....  Yes  No
- (4) Are you aware if the Property has previously been tested for the presence of lead?.....  Yes  No

**(e) Other Environmental Concerns**

Are you aware of any other environmental concern that may affect the Property, such as fuel, septic, storage or other under/above ground tanks and cisterns, polychlorinated biphenyls (PCB's), electro-magnetic fields, discoloration of soil or vegetation, oil sheens in wet areas, uses other than residential (e.g., commercial, farming), etc.?.....  Yes  No

Please explain any "Yes" answer in this section. Include any available repair history, date(s) performed, type of tests or treatment and results, and name of person/company who did the testing or mitigation (attach additional pages if needed):

**12. INSURANCE**

- (a) Are you aware of any claim that has been filed for damage to the Property during your ownership?.....  Yes  No
  - (b) Are you aware of anything that would adversely impact the insurability of the Property?.....  Yes  No
- Please explain any "Yes" answer in this section. and include the date and description of any claim and all repairs and replacements completed (attach additional pages if needed):

**13. ROADS, STREETS & ALLEYS**

- (a) The roads, streets and/or alleys serving the Property are.....  public  private
  - (b) Are you aware if there is a recorded or unrecorded road/street/alley maintenance agreement?.....  Yes  No
  - (c) Are you aware of any recorded or unrecorded right of way, easement or similar matter?.....  Yes  No
- Please explain any "Yes" answer in this section (attach additional pages if needed):

**14. SUBDIVISION/HOME OWNERS ASSOCIATION**

- (a) Subdivision Name (*Insert "N/A" if not applicable*): \_\_\_\_\_
- (b) Is there a home owners association ("HOA")?.....  Yes  No      If "Yes", are you a member?.....  Yes  No  
If "Yes", please provide website/contact info: \_\_\_\_\_
- (c) Are you aware of any written subdivision or HOA restrictions, rules, or regulations?.....  Yes  No
- (d) Are you aware of any violation or alleged violation of the above by you or others?.....  Yes  No
- (e) General Assessment/Dues: \$ \_\_\_\_\_ per  month  quarter  half-year  year
- (f) Amenities include (*check all that apply*):     street maintenance     clubhouse     pool     tennis court  
 entrance sign/structure  gated  other: \_\_\_\_\_
- (g) Are you aware of any existing or proposed special assessments?.....  Yes  No
- (h) Are you aware of any condition or claim which may cause an increase in assessments or fees?.....  Yes  No

Please explain any "Yes" answers you gave in this section (attach additional pages if needed):

**15. CONDOMINIUM, CO-OP OR SHARED COST DEVELOPMENT**

If you live in a condominium, co-op or other shared cost development, attach DSC-8000C ("Condominium/Co-Op/Shared Cost Development Rider").

**16. LAKES & PONDS/WATERFRONT PROPERTY** (*Including boat docks, slips and lifts*)

If the Property includes or is located on a lake, pond, river or other waterfront, or if a boat dock, slip, lift or similar feature (or access thereto) is part of or available to the Property, attach DSC-8000B ("Lakes & Ponds/Waterfront Property Disclosure Rider").

**17. MISCELLANEOUS**

- (a) Is the Property located in an area requiring an occupancy (code compliance) inspection?.....  Unknown  Yes  No
- (b) Is the Property designated as a historical home or located in a historic district?.....  Unknown  Yes  No
- (c) Do you have a survey that includes existing improvements of any kind regarding the Property?.....  Yes  No
- (d) Have you allowed any pets in the home at the Property?.....  Yes  No
- (e) Are you aware of any broken or inoperable door, window, thermal seal, lock or other item?.....  Yes  No
- (f) Are you aware if carpet has been laid over a damaged wood floor?.....  Yes  No
- (g) Are you aware of any:
  - Shared/common feature with any adjoining property(ies) (e.g., fence, retaining wall, driveway)?.....  Yes  No
  - Encroachment?.....  Yes  No
  - Existing or threatened legal action affecting the Property?.....  Yes  No
  - Violation of local, state or federal laws/codes/regulations, including zoning, relating to the Property?...  Yes  No
  - Consent required of anyone other than the signer(s) of this form to convey title to the Property?.....  Yes  No
  - Any other assessments NOT paid with Taxes? (e.g., Fire Dues, Clean Energy District, Community Improvement District, Tax Increment Financing District, Neighborhood Improvement District payments?) .....  Yes  No

Please explain any "Yes" answers you gave in this section (attach additional pages if needed):

(h) Current Utility Service Providers:

Electric Company: Evergy

Water Service: CPWSD 1

Cable/Satellite/Internet Service: brightspeed

Sewer: \_\_\_\_\_

Telephone: \_\_\_\_\_

Gas: \_\_\_\_\_

Garbage: DB disposal

Fire District: Schell City

**18. ATTACHMENTS:** The following are attached and made part of this Disclosure Statement (*check all that apply*):

- Water Well/Sewage System (DSC-8000A)                       Condo/Co-Op/Shared Cost Development (DSC-8000C)
- Lakes & Ponds/Waterfront Property (DSC-8000B)                       Pool/Hot Tub (DSC-8000D)
- Other (e.g., reference any other statements or other documents attached): \_\_\_\_\_

Additional Comments/Explanation (*attach additional pages if needed*):

**Seller's Acknowledgement:**

1. All real estate licensee(s) are hereby authorized to distribute this Disclosure Statement and any Rider or other attachment hereto to potential buyers of the Property.
2. Seller has carefully examined this Disclosure Statement and any Rider or other attachment hereto, and acknowledges that the information contained therein is true and accurate to the best of Seller's knowledge.
3. Seller will fully and promptly disclose in writing to Buyer any new information pertaining to the Property that is discovered by or made known to Seller at any time prior to closing which would make any existing information set forth herein or in any Rider or other attachment hereto false or materially misleading.
4. A real estate licensee involved in this transaction may have a statutory duty to disclose an adverse material fact.

<i>Vivian E. Lindsley</i>	dotloop verified 07/08/24 8:08 PM CDT IHG1-RRAT-ARYX-TSYZ
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**Seller** \_\_\_\_\_ **Date** \_\_\_\_\_  
Print Name: Vivian E. Lindsley

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**Seller** \_\_\_\_\_ **Date** \_\_\_\_\_  
Print Name: \_\_\_\_\_

**Buyer's Acknowledgement:**

1. The statements made by Seller in this Disclosure Statement and in any Rider or other attachment hereto are not warranties of any kind.
2. Buyer understands that there may be aspects or areas of the Property about which Seller has no knowledge. This Disclosure Statement and any Rider or other attachment hereto may not encompass those aspects or areas.
3. Buyer should verify all information contained in this Disclosure Statement and in any Rider or other attachment hereto, as well as any measurement information provided regarding the Property or any improvement located thereon (if exact square footage or any other measurement is a concern). Buyer is urged to have the Property fully inspected by a qualified, professional expert(s). Buyer may also wish to obtain a home protection plan/warranty.
4. Buyer acknowledges having received a signed copy of this Disclosure Statement and any Rider or other attachment hereto.
5. A real estate licensee involved in this transaction may have a statutory duty to disclose an adverse material fact.

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**Buyer** \_\_\_\_\_ **Date** \_\_\_\_\_  
Print Name: \_\_\_\_\_

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**Buyer** \_\_\_\_\_ **Date** \_\_\_\_\_  
Print Name: \_\_\_\_\_